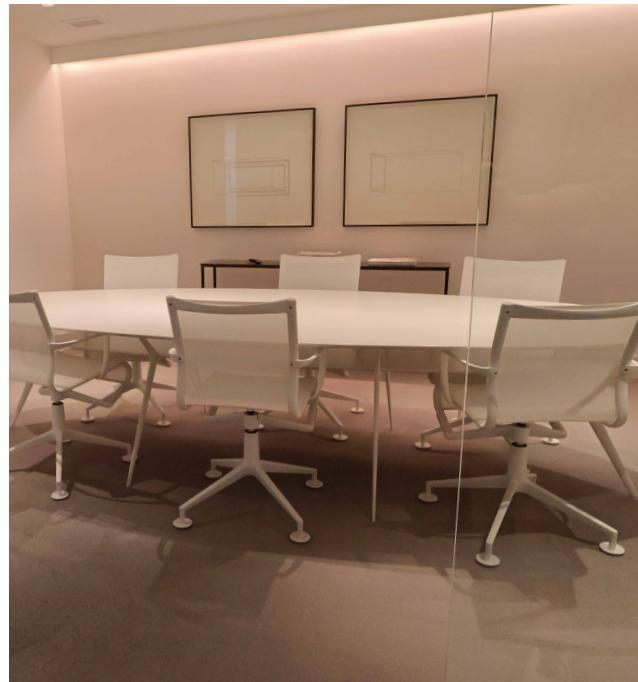


YOUR CREATIVE OFFICE

FOR SALE OR LEASE

We are pleased to present 1111 Lagoon Drive, a rare standalone office opportunity in the heart of Dallas' rapidly evolving Medical and Design District. This versatile, two-story, 3,890 SF office building sits on a generous 11,969 SF lot with ample on-site parking, dual street access, and terrace potential overlooking the Trinity Strand Trail. Ideal for a creative agency, professional firm, boutique showroom, or owner/user seeking a centrally located, high-visibility space near Uptown, Downtown, and the Dallas Medical District.





THE ACCOMMODATIONS

Private conference room and beverage bar (coffee/water/fridge)

Men's and women's restrooms on first floor

Second level loft is fitted with full bath, ample storage, two closets

W/D connections for live/work use

Full bath on second floor

Second-floor terrace with scenic views of Trinity Strand Trail





THE BUILDING

3,890 SF (First Floor: 2,932 SF / Second Floor: 958 SF)

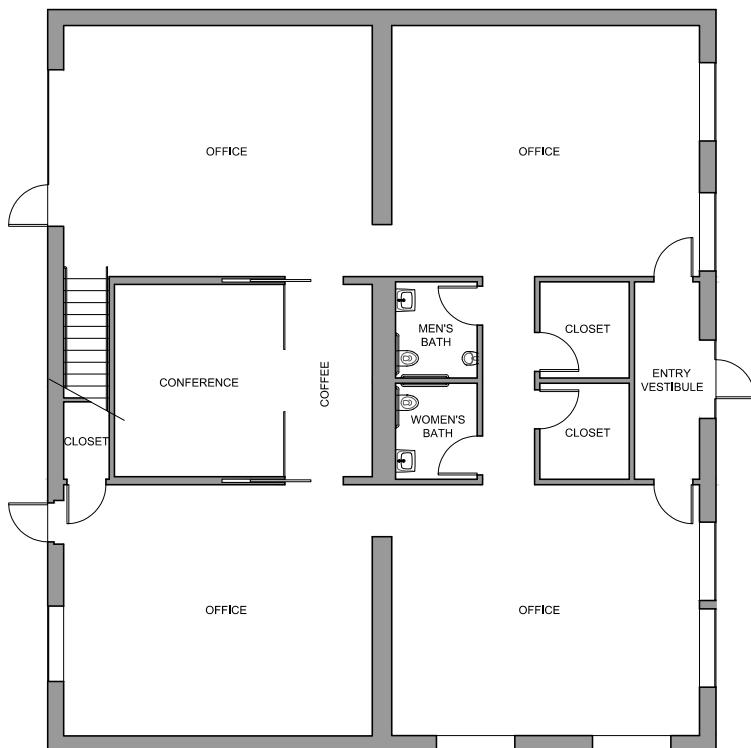
Lot Size: 11,969 SF

17 total parking spaces

Dual access from Lagoon Drive and Gretna Street

Zoned for commercial or potential live/work use

First Floor - 2,932 SF



Second Floor - 958 SF

